



3155 Brushy Road
Fayetteville, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- **Fayette County**
- **33.73 Acres**
- **Ag-Exempt**
- **Improvements**

3155 Brushy Road

Fayetteville, Texas

Sit back and enjoy this hilltop piece of heaven located on over 33 acres in a much-desired location of Fayetteville. Come see what the locals see! With picturesque views of rolling hills, elevation changes from 320'-370', lush green pastures, plenty of trees and a pond that attracts wildlife, you're sure to enjoy everything this property has to offer. The barn is peacefully secluded and located near the back of the property. This beauty is a blank canvas allowing for plenty of opportunities to build to your specifications. Next to the barn, you'll find a 1 bedroom, 1 bath camp house that needs some TLC but this camp house could be your diamond in the rough. Electricity, a septic system and a well were installed over the last several years. An ag exemption is already in place. It's time to make your dream your reality. Hurry, it won't last long.



Amenities

- 33.73 Acres
- Partially Wooded
- Pond
- Bull Creek
- Water Well/Septic
- Electricity
- 2,400 Sq.Ft. Metal Barn
- 456 Sq.Ft. Camphouse
- Car Port



Bellville:

979-865-5969 office

979-865-5500 fax

www.bjre.com*Texas is Our Territory***Bill Johnson & Associates
Real Estate***Since 1970***New Ulm:**

979-992-3626 office

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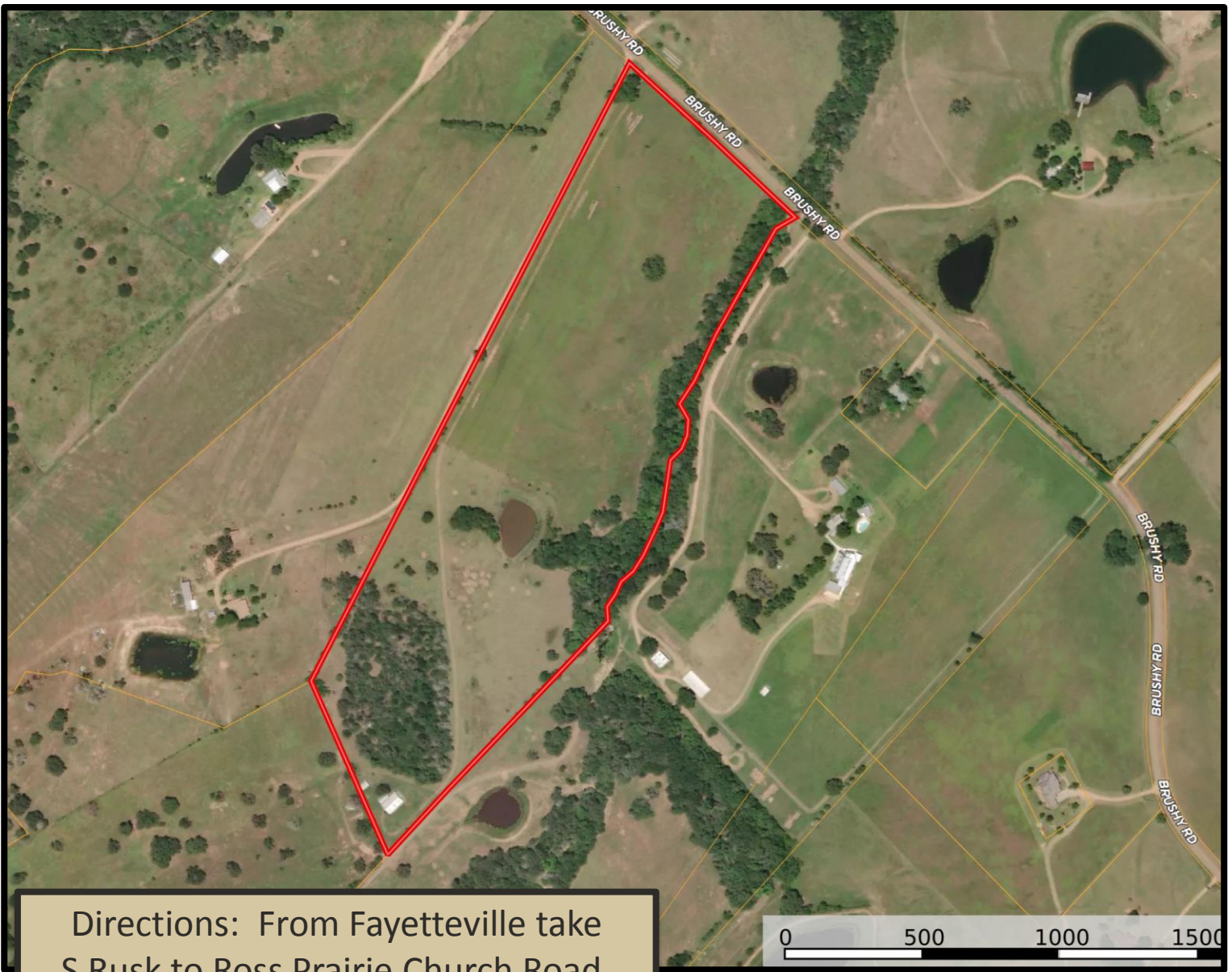
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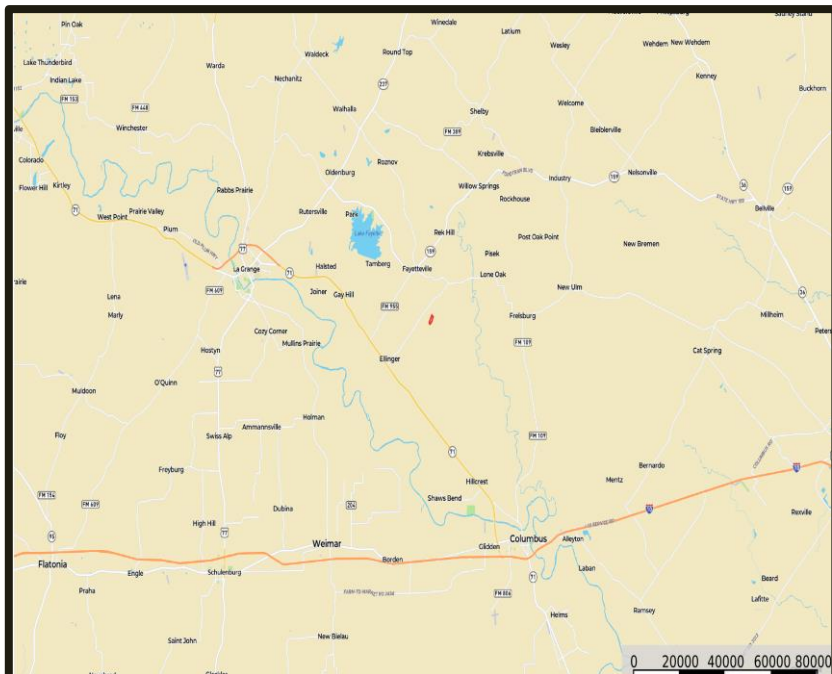
LOT OR ACREAGE LISTING

Location of Property:		ABS A025 Burton JM 3/4 LG, 33.73 acres		Listing #:		131448	
Address of Property:		3155 Brushy Rd, Fayetteville, TX		Road Frontage:		713'	
County:	Fayette	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Subdivision:	None	Lot Size or Dimensions: 33.73 Acres					
Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Number of Acres:		33.73 acres		Improvements on Property:			
Price per Acre (or)				Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Total Listing Price:		\$625,000.00		Buildings:			
Terms of Sale:				Barns:	2,400 sq ft metal barn, dirt floors		
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			Others:	456 sq ft -1 bed/1bath camphouse, needs repair car port		
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			% Wooded:	30%		
Sell.-Fin. Terms:				Type Trees:	Various		
Down Payment:				Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Note Period:					Condition:	good	
Interest Rate:					Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.					Condition:	good	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO				Ponds:	Number of Ponds:	1	
Number of Years:				Sizes:	1/4 acre		
Property Taxes:	Year:	2020		Creek(s):	Name(s):	Bull Creek	
School:		\$551.62		River(s):	Name(s):	None	
County:		\$139.14		Water Well(s): How Many?	1		
Hospital:		\$4.53		Year Drilled:	Unknown	Depth:	150'
FM Road:		\$0.00		Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Rd/Brg:		\$73.37		Provider:			
TOTAL:		\$768.66		Electric Service Provider (Name):	Fayette Electric Cooperative, Inc		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Gas Service Provider			
School District:	Fayetteville ISD			Septic System(s): How Many:	1		
Minerals and Royalty:				Year Installed:	Unknown		
Seller believes	100%	*Minerals		Soil Type:	Frelsburg Clay		
to own:	100%	*Royalty		Grass Type(s)	native		
Seller will	0%	Minerals		Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey		
Convey:	0%	Royalty		Nearest Town to Property:	Fayetteville		
Leases Affecting Property:				Distance:	3.9 miles		
Oil and Gas Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Driving time from Houston	1 hour 40 minutes		
Lessee's Name:	Geosouthern Chalk II, LLC			Items specifically excluded from the sale:	Seller's personal property		
Lease Expiration Date:	1/2/2025			Additional Information:	From Fayetteville-take S Rusk to Ross Prairie Church Rd, continue onto Brushy Rd, property on Right.		
Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				320'-360' elevation		
Lessee's Name:	Hay						
Lease Expiration Date:							
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
Easements Affecting Property:	Name(s):						
Pipeline:	none						
Roadway:	none						
Electric:	Fayette Electric Cooperative						
Telephone:	none						
Water:	none						
Other:							

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



Directions: From Fayetteville take
S Rusk to Ross Prairie Church Road.
Continue onto Brushy Road, property
will be on the right.



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Real Estate**

Since 1970

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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BJRE HOLDINGS, LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date